

West Stockbridge Planning Board – Meeting Minutes August 9, 2021
Zoom

Dana called the meeting to order at 7:01 pm. Planning Board members present: Dana Bixby, Chair, Ryan Beattie, Gunner Gudmundson, Andrew Fudge and Sue Coxon. Others present: Mary Ann Corcoran, PLS, Hill Engineers, Jeff Randall, PE, Hill Engineers, Curt Wilton, Public Works Director, Truc Nguyen, Mitch Greenwald, and Karen Kavanagh

Approval of the Meeting Minutes

- July 12, 2021 – Dana asked the Board if they had reviewed the minutes. Ryan noted one sentence he would like changed. Ryan made a motion to approve the minutes as amended. Andrew seconded. The motion carried 5 to 0.

Dana reviewed with the Board the WS Subdivision Control Law as it related to the core process in a preliminary plan. Dana then asked Mary Ann to present the proposed project to the Board.

Mary Ann said that the subdivision being proposed is to extend Oak Street, an existing gravel surfaced road, in order to provide frontage for an existing 4.1-acre lot so that one (1) house can be built on the lot.

Mary Ann said that the applicant is asking for the following waivers from strict adherence to the West Stockbridge Subdivision Regulations.

IIIB.6: This subdivision creates only one (1) lot, so we are asking for a waiver for the performance bond requirement.

IV.A.2: Proposed right-of-way width is 25 feet to match the existing right-of-way width of Oak Street.

IV.A.4(b) The proposed cul-de-sac will have an outside property diameter of 100 feet as opposed to the required diameter of 115 feet.

IV.D: This subdivision will create a building lot of approximately 4.1 acres, well in excess of the minimum lot size for the RD zone of one-half acre, so no open space will be officially set aside.

V.A.: The width of the proposed traveled way portion of the street shall be variable to accommodate emergency and snow removal vehicles to navigate the turnaround. The width will vary from the existing road width of Oak Street of 21 feet to up to a maximum of 24 feet wide. The proposed road will be gravel and will match the existing finish road surface of Oak Street.

V.A.8: Due to the short length of the proposed road, approximately 40 feet to the cul-de-sac, no trees will be planted along the street.

V.A.11: No sidewalks presently exist on Oak Street and so no sidewalks are being proposed for this subdivision.

V.B: Iron pipes with aluminum identification discs will be set at points of curvature along the proposed right-of-way.

Jeff Randall, described the materials used and the radius of the turnaround. Jeff used a 48' fire truck to test the radius and felt confident that the snowplows or emergency vehicles would have a problem.

Prior to providing comment on the plan, Curt disclosed that his mother lives on Oak Street and he is the Trustee of her estate. No one in attendance had a problem with him acting as the Highway Superintendent. Curt stated that he did not have a problem the proposed plan. He stated that the turnaround was super elevated, the base material was good but like all road with that type of composite it would be susceptible to erosion.

After discussion, the Board determined it was prepared to accept the waivers as proposed subject to confirmation from the Fire Chief that the turnaround on the cul-de-sac is adequate for emergency vehicles.

Gunner made a motion to accept the waivers as proposed subject to the Fire Chief's review. Sue seconded. Motion carried 4/0 (Andrew abstained as an abutter).

Dana said that we have a special permit application that was submitted by Lori Robbins. The Board scheduled the hearing for September 13th. Karen will reach out to Lori to confirm the date.

Discussion of Foundry

Dana stated, as the Chair of the Planning Board, the Board is not prepared to discuss the Foundry's Special Permit application. Mitch Greenwald, attorney for the Nguyen family stated that it was the obligation of the Planning Board to make a recommendation to the Select Board. Dana stated that the Board may or may not make a recommendation as a board and that if a recommendation were to be made, the Planning Board would place it on the agenda of another meeting prior to the August 26th ZBA hearing and the August 30th Select Board Special Permit hearing for the Foundry.

Andrew made a motion to adjourn. Gunner seconded. Motion carried 5/0. The meeting was adjourned at 8:14 p.m.

Respectfully submitted,
Karen Kavanagh, Administrative Assistant